





PROPERTY DESCRIPTION

A substantial and beautifully presented end of terraced five bedroom home, in an ideal location at the heart of the popular fishing village of Beer, close to the beach, amenities, restaurants and shops, with the benefit of light and bright accommodation, onsite parking, and sea views from the second floor bedroom windows.

The spacious and versatile accommodation briefly comprises; on the ground floor, entrance hall, sitting room, separate dining room, and kitchen, with the first floor comprising; a master bedroom with an en-suite shower room, two further bedrooms and a family bathroom. The second floor comprises; two double bedrooms, both offering pleasing sea views. Outside there is a large driveway with space for two vehicles, a low maintenance patio garden to the front, and a utility room at the rear.

This appealing property comes to the market with no onward chain, and would make an ideal family home, 'lock up and leave' holiday home, or buy to let investment.

FEATURES

- No Onward Chain
- Master En-suite Shower Room
- End of Terrace Home
- Beautifully Presented Throughout
- Spacious and Versatile
- Five Bedrooms
- Utility Room
- Central Position in a lovely Village
- Onsite Parking
- Low Maintenance Garden





ROOM DESCRIPTIONS

Select items, such as furniture and décor are available by separate negotiation.

Farnham House

The property has the usual attribute of gas fired central heating and a number of character features including panel doors, original fireplaces and stripped floorboards. Constructed, we believe, in the early part of the twentieth century with most distinctive Art and Crafts style, with colour washed rendered elevations under a tiled roof and character small pane glazed windows.

The property has recently been re-decorated externally and internally throughout, and the gas fired boiler was replaced in 2023/24, as well as the lead work on the chimney.

Ground Floor

Spacious entrance hall, with stairs to first floor, and doors off to the sitting room with a log burner effect gas fire, and dining room with an original fireplace. Both offering attractive views over The Square, together with the fitted kitchen, which has a stable door to the rear, providing access to the utility room and the drive.

The kitchen has been stylishly fitted to two sides with a range of matching wall and base units, with a ceramic butler style sink, and built in double oven and grill, and four ring gas hob with extraction over, and space for free standing fridge freezer.

First Floor

There are three bedrooms, two excellent sized doubles, and a third smaller double or home office, with bedroom one benefiting from an en-suite shower room, together with a stylishly fitted family bathroom.

Second Floor

There are two further good sized double bedrooms, one with built in wardrobes, but both benefiting from pleasing sea views.

Outside

The property is approached over an entrance drive from The Square, which offers onsite parking, and leads to a set of steps, that provides access to the utility room, and the kitchen.

There is a good sized low maintenance courtyard garden to the front of the property, accessed from the entrance drive, with a range of mature plants and shrubs, which is retained by an attractive Stone wall.

The property can also be accessed via the main front door, which is located to the side of the property, approached via Berry Hill.

Please Note

There is a right of pedestrian access across the entrance drive for three neighbouring properties.

Council Tax

East Devon District Council; Tax Band E. - Payable 2024/25: £2,825.87 per annum.

Beer

The property is situated in the historic fishing village of Beer, nestled on the UNESCO World Heritage site of the Jurassic Coast, between Sidmouth to the west and Lyme Regis to the east. The village of Beer is built around a substantial pebble beach and includes many buildings of Arts and Crafts architecture. The village offers amenities including; two churches, a post office, a number of pubs and restaurants, a delicatessen, art galleries and a village shop.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor. John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Approx. Gross Internal Floor Area 1621 sq. ft. (150.60 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | 56 | 83 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |